



## 21 PARKLANDS, BRAINTREE CM7

OFFERS IN EXCESS OF £325,000

3 Bedrooms | 1 Bathrooms | 1 Reception

**\*\* FIRST TIME BUYERS DREAM \*\*** This beautifully presented semi-detached house is an ideal opportunity for first-time buyers seeking a delightful home. Situated in a peaceful cul-de-sac, the property offers a serene environment while being conveniently close to the town centre and the popular Braintree Village Shopping Centre, making it perfect for those who enjoy easy access to shops, cafes, and local amenities.

Presented in outstanding decorative order, this enviable home boasts a warm and inviting atmosphere throughout. Each room has been thoughtfully designed to create a comfortable living space, ideal for both relaxation and entertaining. The well-appointed kitchen/diner and spacious living areas provide a perfect backdrop for family gatherings or quiet evenings in.

One of the standout features of this property is the excellent rear garden, which offers a private outdoor retreat. Whether you wish to cultivate your green thumb, host summer barbecues, or simply enjoy a peaceful moment in the fresh air, this garden is sure to impress, whilst further benefitting from a detached Garage and driveway.

With its prime location, stunning presentation, and ample outdoor space, this semi-detached house in Parklands is a wonderful opportunity for those looking to make their first step onto the property ladder. Do not miss the chance to view this exceptional home, where comfort and convenience come together beautifully.



GROUND FLOOR

Kitchen/Diner 14’11” x 13’4” (4.56 x 4.08)

Tiled flooring, matching wall & base units, one & a half sink, integrated fridge/freezer, double oven, hob, tumble dryer & washing machine, space for dishwasher, filtered water tap, under stairs storage cupboard, double glazed windows to rear & side

Living Room 14’3” x 11’9” (4.35 x 3.60)

Laminate flooring, double glazed window to rear, patio door to rear, radiator, inset ceiling speaker system, inset spotlights.

Cloakroom

Tiled flooring, wash hand basin inset to vanity unit, WC, heated towel rail, obscure double glazed window to side.

FIRST FLOOR

Landing

Carpet flooring, loft access, storage cupboard, doors to;

Bedroom One 13’6” x 8’11” (4.13 x 2.74)

Carpet flooring, two double glazed windows to rear, radiator.

Bedroom Two 11’1” x 8’2” (3.38 x 2.50)

Carpet flooring, double glazed window to side & rear, built in wardrobe & shelving.

Bedroom Three 8’3” x 5’9” (2.53 x 1.77)

Carpet flooring, double glazed window to front, built in wardrobe, radiator.

Bathroom

Fully tiled, corner bath with shower over, wash hand basin inset to vanity unit, obscure double glazed window.

EXTERIOR

Front

Garage with up & over door (power & lights connected), driveway parking

Garden

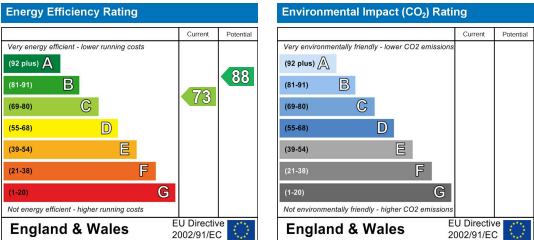
Raised decking area with steps leading down to lawn, summer house to remain, side access gate, door to Garage.

Area Map



Floor Plans

Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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